

NYS MORTGAGE TAX RATES

<u>County</u>	<u>Tax Rate</u>	<u>Zone</u>	<u>County</u>	<u>Tax Rate</u>	<u>Zone</u>
Albany	1.00 %	2	Niagara	1.00 %	1
Allegany	1.00 %	1	Oneida	1.00 %	1
Bronx	***	2	Onondaga	1.00 %	1
Broome	1.00 %	1	Ontario	0.75 %	1
Cattaraugus	1.00 %	1	Orange	1.05 %	2
Cayuga	1.00 %	1	Orleans	1.00 %	1
Chautaugua	1.00 %	1	Oswego	1.00 %	1
Chemung	0.75 %	1	Otsego	0.75 %	1
Chenango	0.75 %	1	Putnam	1.05 %	2
Clinton	1.00 %	1	Queens	***	2
Columbia	1.25 % *	2	Rensselaer	1.25 %	2
Cortlandt	1.00 %	1	Richmond	***	2
Delaware	1.00 %	1	Rockland	1.30 %	2
Dutchess	1.30 %	2	Saratoga	1.00 %	1
Erie	1.00 %	1	Schenectady	1.00 %	1
Essex	1.00 %	1	Schoharie	0.75 %	1
Franklin	1.00 %	1	Schuyler	1.00 %	1
Fulton	1.00 %	1	Seneca	1.00 %	1
Genesee	1.25 %	1	St. Lawrence	0.75 %	1
Greene	0.75 %	2	Steuben	0.75 %	1
Hamilton	0.75 %	1	Suffolk	1.05 %	2
Herkimer	0.75 %	1	Sullivan	1.00% *	2
Jefferson	0.75 %	1	Tioga	0.75 %	1
Kings	***	2	Tompkins	0.75 %	1
Lewis	1.00 % *	1	Ulster	0.75 %	2
Livingston	1.00 %	1	Warren	1.00 %	1
Madison	0.75 %	1	Washington	1.00 %	1
Monroe	1.00 %	1	Wayne	1.00 %	1
Montgomery	0.75 %	1	Westchester	1.30 % **	2
Nassau	1.05 %	2	Wyoming	1.00 %	1
New York	***	2	Yates	0.75 %	1

* = **No \$30 Exemption**

** = **City of Yonkers: 1.80 %**

*** = NYC

(Manhattan, Bronx, Kings, Queens & Richmond)

- 2.05 % for all Mortgages less than \$500,000.00, minus \$30 for 1 or 2 Family Dwellings..
- 2.175 % for all Mortgages of \$ 500,000.00 or more, where the premises is a 1, 2 or 3 Family Residence or Residential Condominium, minus \$30 for 1 or 2 Family Dwellings.
- 2.80 % for all Mortgages of \$ 500,000.00 or more, for all other types of property.

NOTES:

- 0.25% of the Mortgage Tax Rates Listed Above is to be paid by the Lender, unless:

- The Lender is a natural person
- The Premises is greater than a 6 family dwelling
- The Lender is a Federal Bank

- If the premises is greater than a 6 family dwelling, then the Borrower pays the Lender's 0.25 % of the Mortgage Tax Rate;
- However, if the premises is greater than a 6 family dwelling and the Lender is a natural Person, then the 0.25 % of the Mortgage Tax Rate is NOT paid at all.
- If the Lender is a Federal Bank, the Borrower pays the 0.25% of the Mortgage Tax Rate.

- Mortgages \$ 10,000.00 or less for 1 – 2 Family Dwellings: the applicable Mortgage Tax Rate is reduced by 0.3 % with NO \$30 deduction.

\$ 30 Exemption:

- For all Counties for which the Mortgage Tax is 1.0 % or more, then the borrower is entitled to a \$ 30 Exemption deducted from the Borrower's portion of the Mortgage Tax.